

# Meeting Of The Committee on Zoning Landmark & Building Standards

**THURSDAY, FEBRUARY 27, 2014 AT 10:00 AM**  
**COUNCIL CHAMBERS, 2<sup>nd</sup> Floor, City Hall**

**Please Note:**

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

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Items on this Agenda  
Appear in Numerical Order  
According to Ward

**NO. TAD-511 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-89**

Amendment of Municipal Code Title 13-32-235 and 11-16-020 by adding and deleting language in regards to *rodent control during building wreckage and sewer maintenance*

**NO. TAD-513 (32<sup>ND</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-870**

Amendment of Municipal Code Titles 4, 16 and 17 concerning *prohibited activities*

**NO. A-7978 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-103**

**Common Address:** 1640 W Erie Street

**Applicant:** Alderman Joe Moreno

**Change Request:** RM-5 Multi Unit District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**NO. A-7979 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-95**

**Common Address:** 1912-14 West Race Avenue

**Applicant:** Alderman Joe Moreno

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**NO. A-7980 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-100**

**Common Address:** 1850-52 W Race Street

**Applicant:** Alderman Joe Moreno

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**NO. A-7974 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-11-13)**  
**DOCUMENT # O2013-9447**

**Common Address:** 1546-56 North Clark Street

**Applicant:** Alderman Robert Fioretti and Alderman Brendan Reilly

**Change Request:** B3-5 Community Shopping District to B3-3 Community Shopping District

**NO. A-7973 (26<sup>th</sup> WARD) ORDINANCE REFERRED (11-26-13)**  
**DOCUMENT # O2013-9149**

**Common Address:** 2001-2331 West Grand Ave; 2333-2347 W Grand Ave; 2332-2358 W Grand Ave; 2234-2326 W Grand Ave; 2218-2224 W Grand Ave; 2158 W Grand Ave and 2010-2138 W Grand Ave

**Applicant:** Alderman Roberto Maldonado

**Change Request:** C2-1 Motor Vehicle Related Commercial District, M1-2 Limited Manufacturing/ Business Park District, and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C3-2 Commercial, Manufacturing and Employment District; and C1-2 Neighborhood Commercial District, M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District; and C1-2 Neighborhood Commercial District, M1-2 Limited Manufacturing/ Business Park District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed Use District; and M1-2 Limited Manufacturing/ Business Park District to C2-2 Motor Vehicle Related Commercial District; and C1-3 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District; and C1-2 Neighborhood Commercial District, M1-2 Limited Manufacturing/ Business Park District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and B3-3 Community Shopping District to B2-2 Neighborhood Mixed Use District

**NO. A-7981 (50<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-106**

**Common Address:** 6301-17 North Western

**Applicant:** Alderman Debra Silverstein

**Change Request:** C2-2 Motor Vehicle Related Commercial District and B3-2 Community Shopping District to RS-2 Residential Single-Unit (Detached House)

**NO. A-7982 (50<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-107**

**Common Address:** 6800-6868 N Western Ave

**Applicant:** Alderman Debra Silverstein

**Change Request:** C2-2 Motor Vehicle Related Commercial District to RS-2 Residential Single-Unit (Detached House)

**NO. 17918 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-42**

**Common Address:** 1937 West Ohio Street

**Applicant:** 1859-61 N Albany Inc. (Alex Ivankevych)

**Owner:** 1859-61 N Albany Inc. (Alex Ivankevych)

**Attorney:** Law Offices of Mark J Kupiec & Assoc

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** Demolish the existing building and build a new single family home; 2 parking spaces; to be built within the maximum allowable height.

**NO. 17917 (6<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-41**

**Common Address:** 7439 South Prairie Ave

**Applicant:** Jackie Johnson

**Owner:** Jackie Johnson

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** The Applicant is seeking a zoning amendment in order to add a dwelling unit within the existing residential building. The resulting building will contain three (3) residential units. There is no proposed expansion of the existing building in terms of floor area or height, and all of the proposed construction will be contained within the existing structure. There are three (3) existing parking spaces on site and all three (3) will remain

**NO. 17920-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-44**

**Common Address:** 2916 S Archer Ave

**Applicant:** Joseph Parente

**Owner:** Joseph Parente

**Attorney:** Rolando Acosta

**Change Request:** B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Development of a three story building, with basement, containing three dwelling units with three parking spaces.

**NO. 17907 (12<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-31**

**Common Address:** 2601-2645 West 38<sup>th</sup> Street; 3802-3852 South Rockwell Ave; 2614-2644 West Pershing Road

**Applicant:** 39<sup>th</sup> and Archer LLC c/o First American Properties

**Owner:** 39<sup>th</sup> and Archer LLC c/o First American Properties

**Attorney:** Bernard Citron

**Change Request:** C1-2 Neighborhood Commercial District to a Business Planned Development

**Purpose:** The Applicant intends to construct a retail center including a health club of 40,000 square feet and three other retail buildings providing a maximum of 33,500 square feet with a total of 366 surface parking spaces

**NO. 17931-T1 (14<sup>th</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-823**

**Common Address:** 4649-S9 S Spaulding/ 3246-S6 West 47<sup>th</sup> Street

**Applicant:** Back of the Yards Neighborhood Council

**Owner:** Back of the Yards Neighborhood Council

**Attorney:** Rolando Acosta

**Change Request:** B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Development of a six story building, containing ground floor retail/ personal service space and 30 units on the upper floors, with one loading berth and 21 parking spaces

**NO. 17906 (17<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-30**

**Common Address:** 6900 South Campbell Ave

**Applicant:** Kusmirek Remodeling inc. (Boguslaw Szaflarski)

**Owner:** Kusmirek Remodeling inc. (Boguslaw Szaflarski)

**Attorney:** Law Offices of Mark J Kupiec & Assoc

**Change Request:** B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed Use District

**Purpose:** The existing one story building to remain and convert a former store front into a dwelling unit for a total of 2 DU in the building; existing parking (2 spaces) (no commercial)

**NO. 17911 (19<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-35**

**Common Address:** 9139-9143 S Western Ave

**Applicant:** Pudgie LLC

**Owner:** The Anna May Ahern Revocable Trust Dated 1, 1994

**Attorney:** Steven P Rouse/ Molzahn, Rocco, Reed & Rouse LLC

**Change Request:** B1-2 Neighborhood Shopping District to C2-2 Motor Vehicle Related Commercial District

**Purpose:** It will be a continuation of current usage by the adjacent automobile dealership for additional space for outdoor automobile sales. There are no plans for dwellings, customer parking, or commercial and/or residential buildings constructed presently.

**NO. 17919 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-43**

**Common Address:** 3823 W 55<sup>th</sup> Street

**Applicant:** Ernesto De La Torre

**Owner:** Ernesto De La Torre

**Attorney:** Rolando Acosta

**Change Request:** R53 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** Two story residential building containing two dwelling units with two parking spaces.

**NO. 17914 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-38**

**Common Address:** 1743 West 17<sup>th</sup> Street

**Applicant:** Diocelina Salgado

**Owner:** Diocelina Salgado

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** The existing 3 ½ -story (with basement) residential building will remain. The Applicant is seeking a zoning amendment in order to permit the erection (build-out) of a fourth floor addition to the existing 3 ½ story building. There will be no other physical expansion to the existing building or garage. Due to the recent fire damage sustained at the building, however, the Applicant will be undertaking a complete interior rehabilitation of the existing building (including the proposed build-out of the fourth floor addition). The existing building, as renovated, will continue to contain three dwelling units. The property will also continue to maintain onsite garage parking for 2 ½ vehicles at the rear of the lot.

**NO. 17916-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-40**

**Common Address:** 1722 South Clinton Street

**Applicant:** Maria Vitogiannis

**Owner:** Maria Vitogiannis

**Attorney:** Gordon & Pikarski

**Change Request:** M2-3 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The subject property will be used for construction of a single family residence. Two parking spaces will be provided. No commercial space is proposed. The proposed building will be approximately 24 feet 6 inches in height as defined by the Zoning Ordinance

**NO. 17910 (28<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-34**

**Common Address:** 39 N Pulaski Road; 39S1-39SS West Washington Boulevard

**Applicant:** Amina Oil Co.

**Owner:** Amina Oil Co.

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B1-3 Neighborhood Shopping District to B3-3 Community Shopping District

**Purpose:** The Applicant is seeking a zoning amendment in order to re-establish a gas station at the subject site. The Applicant will construct a new cashier kiosk and convenience store onsite. The Applicant will also incorporate landscaping elements at the site, and add approximately five (5) onsite parking spaces.

**NO. 17913 (28<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-37**

**Common Address:** 616 and 618 South Racine

**Applicant:** Robert Otter

**Owner:** Robert Otter

**Attorney:** David Goldstein

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-S Multi Unit District

**Purpose:** 616 S. Racine: Construct new S dwelling unit building 22'x74' with a height of 4S' with parking spaces. 618 S. Racine: Renovate and construct a fourth story addition onto a 3 dwelling unit building which is 22'x30' with a height of 4S' with 2 parking spaces

**NO. 17908 (30<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-32**

**Common Address:** 3321 North Keating Ave

**Applicant:** David Arfa

**Owner:** David Arfa

**Attorney:** Law Offices of Mark J Kupiec & Assoc

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** To demolish the existing building and build a new 4 dwelling unit residential building; 4 parking spaces; height: 35'

**NO. 17909 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-33**

**Common Address:** 4110 North Mozart Street

**Applicant:** Janice and Mohab Wagdy

**Owner:** Janice and Mohab Wagdy

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** The existing three-story (with basement) residential building is non-conforming. The Applicant(s) are seeking a zoning amendment in order to permit (4) dwelling units within the existing building. There will be no physical expansion of or physical alterations to the existing building. There are, and will remain, two (2) existing onsite (garage) parking spaces located at the rear of the subject lot.

**NO. 17921 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-45**

**Common Address:** 2701-2707 West Belmont; 3138-3150 N Washtenaw

**Applicant:** MAJ Loans Special Assets, LLC

**Owner:** MAJ Loans Special Assets, LLC

**Attorney:** Bernard Citron/ Jessica Schramm of Thompson Coburn

**Change Request:** C1-5 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The applicant proposes to construct two (2), 3 ½ story buildings providing four residential dwelling units with four parking spaces located on the ground floor in each building; or alternatively to construct a 3 ½ story building providing 8 residential dwelling units with eight parking spaces located on the ground floor

**NO. 17922-T1 (39<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-46**

**Common Address:** 5825 N Tripp Ave

**Applicant:** Chicago Food Corp (Ki Jong and Sung Hong)

**Owner:** Ki Hong and Sung Hong

**Attorney:** John George

**Change Request:** M2-1 Light Industry District to C3-2 Commercial, Manufacturing and Employment District

**Purpose:** Food Warehouse and distribution facility consisting of approximately 68,000 sf of office , warehouse and retail sales space with 115 parking spaces.



**NO. 17912 (44<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-36**

**Common Address:** 3200-3226 North Clark Street and 854-856 W Belmont Ave

**Applicant:** 3200 N Clark LLC (David Blitz, Lawrence Silver, and Michael Quattracki)

**Owner:** 3200 N Clark LLC (David Blitz, Lawrence Silver, and Michael Quattracki)

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-3 Community Shopping District to B3-S Community Shopping District

**Purpose:** The proposed Planned Development is required in order to permit the location and establishment of a new eleven-story (at its highest point) mixed-use building at the subject site. The four (4) existing buildings and asphalt parking lot, currently located at the site, will be razed. The property will then be redeveloped with a new eleven-story mixed-use building. The proposed new building will contain 50,035 sq. ft. (approx.) of commercial/retail space (within the basement 1<sup>st</sup> and 2<sup>nd</sup> floors). The proposed new building will contain 100 residential dwelling units (located within the 3<sup>rd</sup> and 11<sup>th</sup> floors) and 116 interior parking spaces (located within the 3<sup>rd</sup> through 5<sup>th</sup> floors). There will be a recessed outdoor terrace and residential green space located on the 6<sup>th</sup> floor as well as a small private roof deck on the 9<sup>th</sup> floor. The proposed new building will be masonry in construction, with metal and glass accents. The proposed new building will measure 121'-0" (approx.) at its highest point

**NO. 17915 (44<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # Q2014-39**

**Common Address:** 3033 North Clark

**Applicant:** 3033 N Clark LLC (Mushkin Okmen)

**Owner:** 3033 N Clark LLC (Mushkin Okmen)

**Attorney:** Thomas Moore

**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District

**Purpose:** To renovate the existing 3 story concrete building with basement for office spaces, to construct a new rear 4 story enclosed stairwell/fire escape addition and 4<sup>th</sup> level roof deck access stairwell/elevator addition with the total height being 48', which will increase the existing FAR.